



# NP

## NORTHGATE PLAZA SHOPPING CENTER

3901 Aspen Hill Rd, Aspen Hill, MD 20906





Introducing **Northgate Plaza Shopping Center**,  
located in the Aspen Hill, MD

**KOHL'S**



# Highlights

- 220,154 SF neighborhood center anchored by Kohl's, Michael's & Walgreens
- Outstanding location at the crossroads of Connecticut Ave (36,820 VPD) and Georgia Ave (35,079 VPD)
- Excellent ingress/egress from all major arteries

## Available spaces:

- 1,069 SF (Former Cricket Wireless space)
- 1,230 SF (Former Hear USA space)
- 2,790 SF (Warm shell, in line space)
- 3,330 SF (Former Roy Rogers space)
- 6,433 SF (Former Party Co space)
- 12,041 SF (Former Tuesday Morning space)

## Great national co-tenancy:

*Michaels*  
Where Creativity Happens™

**DUNKIN'**

**KOHL'S**

**WELLS  
FARGO**



**PAPA JOHN'S®**

*Walgreens*

# Trade Area



## POPULATION

26,013  
1 mile

150,608  
3 mile

321,530  
5 mile



## DAYTIME POPULATION

8,333  
1 mile

53,527  
3 mile

118,724  
5 mile



## AVERAGE HH INCOME

\$97,794  
1 mile

\$111,704  
3 mile

\$132,189  
5 mile

# Aspen Hill Market



# The Project



# Site Plan



## Building A

- A1 Michaels
  - A2 Pho An Grill
  - A3 Barber Shop
  - A4 Papa Johns
  - A5 Apache Appliance
  - A6 2.95 Cleaners
  - A7 Walgreens
  - A8 Dunkin'
  - A9 Jersey Mikes
  - A10 Available - 3,330 SF
- Tenant in place, do not disturb

## Building Bga

- B1 Kohls
- B2 Acorn Storage

## Building C

- C1 Available - 6,433 SF (Former Party Co)
- C2 Animal Place Vet
- C3 Available - 2,790 SF (Warm shell, in line space)
- C4 Dollar Place
- C5 Available - 12,041 SF (Former Tuesday Morning space)
- C6 Gigis Beauty

## Building D

- D1 Aspen Hill Florist
- D2 Available - 1,230 SF (Former Hear USA)
- D3 Fantasy Nail Spa
- D4 China King
- D5 Chase Bank
- D6 Available - 1,069 SF (Former Cricket Wireless)
- D7 Eye Land

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SHOPPING CENTER



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